



**Authorized FSS Schedule Pricelist**  
***Federal Supply Schedule 03FAC***  
**FACILITIES MAINTENANCE AND**  
**MANAGEMENT**

**Contract Number: GS-21F-0160X**

***Small Disadvantaged Business under NAICS Code: 561210***

**PERIOD COVERED BY CONTRACT:**

**Valid Until August 7, 2016**

SIN		Description
811 002	Complete Facilities Maintenance	
811 004	ELECTRICAL, AND ALL UTILITY SERVICES LIMITED TO FACILITY MAINTENANCE	
811 005	REFRIGERATION, HEATING, VENTILATION, AIR CONDITIONER, BOILER AND CHILLER HVAC MAINTENANCE SERVICES	

*Futron Incorporated*  
*14073 Crown Court*  
*Woodbridge, VA 22193*  
[www.futroninc.com](http://www.futroninc.com)

*Authorized Negotiator: Crystal Pressley*  
*(571) 402-3204 F: 703.580.4829*  
[CRYSTAL.PRESSLEY@FUTRONINC.COM](mailto:CRYSTAL.PRESSLEY@FUTRONINC.COM)

## SCHEDULE 03FAC TABLE OF CONTENTS

PERIOD COVERED BY CONTRACT: .....	1
SCHEDULE 03FAC TABLE OF CONTENTS.....	2
GENERAL TERMS AND CONDITIONS.....	3
FUTRON INCORPORATED PRICELIST.....	5
LABOR CATEGORY DESCRIPTION:.....	6
DESCRIPTION OF SERVICES .....	9

## GENERAL TERMS AND CONDITIONS

1	(a) Table of awarded special item numbers		
		811 002	Complete Facilities Maintenance
		811 004	ELECTRICAL, AND ALL UTILITY SERVICES LIMITED TO FACILITY MAINTENANCE
		811 005	REFRIGERATION, HEATING, VENTILATION, AIR CONDITIONER, BOILER AND CHILLER HVAC MAINTENANCE SERVICES
	(b) Identification of the lowest priced model number and lowest unit price for that model.	See Futron Incorporated Pricelist in the following section	
	(c) Description of Job T	See labor category description in the following sections	
2	Maximum order	811 005	1,000,000.00
		811 004	1,000,000.00
		811 002	1,000,000.00
3	Minimum order	\$100.00 for all SIN	
4	Geographic coverage (delivery area)	48 contiguous states and Washington, DC	
5	Points of production	14073 Crown Court, Woodbridge VA 22193	
6	Discount from list prices or statement of net price.	Futron Incorporated offers GSA discounts ranging 5%-50% off of List Price for the 03FAC Labor Categories.	
7	Quantity discounts	None	
8	Prompt payment terms	0% Net 30	
9	(a) Government purchase cards for below the micro purchase threshold	Accepted	
	(b) Government purchase cards for above the micro purchase threshold	Accepted	
10	Foreign items	None	
11	(a) Time of delivery	Normal: 30 Days	
	(b) Expedited Delivery	Specified on task order	
	© Overnight and 2-day delivery	Specified on task order	
	(d) Urgent requirement	Contact contractor's representative	
12	F.O.B. point-	Destination	
13	Ordering address	14073 Crown Court, Woodbridge VA 22193	

14	Payment address	14073 Crown Court, Woodbridge VA 22193
15	Warranty provision	1 Year on products installed
16	Export packing charges	Per task order basis
17	Terms and conditions of Government purchase card acceptance	Credit card will be accepted and billing will occur at time of delivery. Proof of delivery will be required in the form of a DD250 signed by the COTR. Maintenance will be billed after the service is rendered
18	Terms and conditions of rental, maintenance and repair	N/A
19	Terms and conditions of installation	N/A
20	Terms and conditions repair parts	N/A
	(a) Term and condition of any other service	N/A
21	List of service and distribution points	14073 Crown Court, Woodbridge VA 22193
22	List of participating dealers	N/A
23	Preventive maintenance	As per each Task Order
24	a. Environmental attributes; e.g., recycled content, energy efficiency, and/or reduced pollutants )	Company offers a variety of Energy Efficient Products
	b. If applicable, indicate that Section 508 compliance information is available on Electronic and Information Technology (EIT) supplies and services and show where full details can be found (e.g. contractor's website or other location.) The EIT standards can be found at:	Company's products and services comply with Section 508.
25	Data Universal Number System (DUNS) number	D&B LISTED - 878896687
26	Notification regarding registration in Central Contractor Registration (CCR) database each district that is authorized to conduct business with the government is registered on the CCR	CCR Registered CAGE CODE 062H2

## **FUTRON INCORPORATED**

### **PRICELIST**

for

**SIN Numbers: 811 005, 811 004, and 811 002**

<b>Part Number</b>	<b>Position/Title</b>	<b>GSA Price w/IFF</b>
FM-1	Consultant	\$250.00
FM-2	Subject Matter Expert	\$99.00
FM-3	Program Manager	\$150.00
FM-4	Project Manager	\$90.00
FM-5	Project Engineer II	\$80.00
FM-6	Site Superintendent	\$75.00
FM-7 *	Electrician - Senior	\$74.00
FM-8 *	HVAC Technician - Senior	\$72.00
FM-9 *	CADD Operator	\$45.00

\* The Service Contract Act (SCA) is applicable to this contract and it includes SCA applicable labor categories. The prices for the indicated (\*\*) SCA labor categories are based on the U.S. Department of Labor Wage Determination Number(s) identified in the SCA matrix. The prices offered are based on the preponderance of where work is performed and should the contractor perform in an area with lower SCA rates, resulting in lower wages being paid, the task order prices will be discounted accordingly.”

## LABOR CATEGORY DESCRIPTION:

### 1. CONSULTANT

<b>Functional Responsibilities:</b>	Works directly with customer management in applying advanced principles, theories and concepts to a wide range of work in the areas of planning, deployment, operation and/or enhancement of advanced facilities technology systems. Works on complex problems and provides solutions that are innovative and often involve re-evaluation of established theories and practices, leading to new and creative solutions to problems. Provides practical guidance on deployment planning and for transition. Develops alternative technical solutions in situations where customer has conflicting advice. Provides functional guidance, supervision, technical support, training, and quality assurance/quality control to lower level.
<b>Education Requirement:</b>	MS degree with 12 year experience or a BS degree with 15 years experience.
<b>Experience Requirements</b>	This position requires 12-15 years of related experience

### 2. SUBJECT MATTER EXPERT

<b>Functional Responsibilities:</b>	The primary responsibilities will include assisting the customer in analyzing the needs and determining functional requirements. S/he will analyze and identify functional requirements and tasks associated with each function. S/he will determine the interrelationship between each task and the resources required to accomplish each task and therefore each function. S/he may also be required to conduct feasibility studies for each function and its operational value, evaluate optimal methods of performance, and conduct site surveys and interviews. S/he must have excellent written and oral communication skills.
<b>Education Requirement:</b>	Minimum Bachelor's degree in related field with 12 years experience or (Master's degree with 5-8 years experience).
<b>Experience Requirements</b>	This position requires 5-11 years of related experience

### 3. PROGRAM MANAGER

<b>Functional Responsibilities:</b>	<p><b>a)</b> Organizes, directs, and manages contract operation support functions, involving multiple, complex and inter-related project tasks.</p> <p><b>(b)</b> Manages teams of contract support personnel at multiple locations.</p> <p><b>(c)</b> Maintains and manages the client interface at the senior levels of the client organization.</p> <p><b>(d)</b> Meets with customer and contractor personnel to formulate and review task plans and deliverable items. Ensures conformance with program task schedules and costs.</p>
-------------------------------------	--

<b>Education Requirement:</b>	Minimum Bachelor's degree in related field with 14 years experience or (Master's degree with 7-10 years experience).
<b>Experience Requirements</b>	This position requires 7-14 years of related experience

#### 4. PROJECT MANAGER

<b>Functional Responsibilities:</b>	The responsibilities include planning, directing, coordinating all the work and activities of engineering and installation staff, analysis of market survey data, and quality control. S/he will be responsible for formulating and enforcing work standards, and assigning, scheduling and reviewing work. S/he disseminates policies, purposes, and goals of the organization to subordinates.
<b>Education Requirement:</b>	Minimum Bachelor's degree with 10 years experience or (Master's degree with 8 years experience).
<b>Experience Requirements</b>	This position requires 5-11 years of related experience

#### 5. PROJECT ENGINEER II

<b>Functional Responsibilities:</b>	The Project Engineer II is highly experienced project manager/project engineer who will provide guidance and technical expertise in addition to managing the large-scale projects. S/he will organize and assign responsibilities to subordinates and oversee the successful completion of all assigned asks.
<b>Education Requirement:</b>	Minimum Bachelor's degree with 8 years experience or (Master's degree with 5 years experience).
<b>Experience Requirements</b>	This position requires 5 years of related experience

#### 6. SITE SUPERINTENDENT

<b>Functional Responsibilities:</b>	Responsible for the consulting, engineering, and operations activities performed at a particular customer location. Identifies changes in facilities technologies and interprets their meaning to senior management and the customer. Provides technical assistance to facilitate planning, design, installation, modification, and operations. Prepares long and short range plans for equipment selection, systems development, systems maintenance, production activities and for necessary support resources. Assigns personnel to various projects and directs their activities; reviews and evaluates their work and prepares performance reports. Confers with and advises subordinates on administrative policies and procedures, technical problems, priorities and methods. Consults with personnel in other facilities systems sections to coordinate activities. Prepares activity and progress reports regarding the activities at a particular customer site. Confers and consults with customer personnel regarding performance and scheduling issues.
<b>Education Requirement:</b>	Minimum Bachelor's degree with 10 years experience or (Master's degree with 7 year's experience).

<b>Experience Requirements</b>	This position requires 5-10 years of related experience
--------------------------------	---

#### 7. ELECTRICIAN – SENIOR

<b>Functional Responsibilities:</b>	Performs maintenance and service repairs on electrical systems. Installs new units or replacement parts for existing units according to specifications and established safety guidelines. Familiar with a variety of the field's concepts, practices, and procedures. Relies on experience and judgment to plan and accomplish goals. Performs a variety of complicated tasks. May lead and direct the work of others. Typically reports to a supervisor or manager. A wide degree of creativity and latitude is expected
<b>Education Requirement:</b>	Requires a high school diploma or its equivalent. May be required to complete an apprenticeship and/or formal training in area of specialty
<b>Experience Requirements</b>	Requires at least 10 years of experience in the field. Familiar with a variety of the field's concepts, practices, and procedures

#### 8. HVAC TECHNICIAN SENIOR

<b>Functional Responsibilities:</b>	Performs maintenance and service repairs on heating, ventilating, and air conditioning systems. Installs new units or replacement parts for existing units according to specifications and established safety guidelines. Familiar with a variety of the field's concepts, practices, and procedures. Relies on experience and judgment to plan and accomplish goals. Performs a variety of complicated tasks. May lead and direct the work of others. Typically reports to a supervisor or manager. A wide degree of creativity and latitude is expected
<b>Education Requirement:</b>	Requires a high school diploma or its equivalent. May be required to complete an apprenticeship and/or formal training in area of specialty.
<b>Experience Requirements</b>	Requires at least 10 years of experience in the field. Familiar with a variety of the field's concepts, practices, and procedures

#### 9. CADD OPERATOR

<b>Functional Responsibilities:</b>	Supports facility department activities. Creates original AutoCAD drawings from sketches or red-lined architectural drawings. Creates electrical and architectural drawings. Modifies existing AutoCAD drawings to reflect as-built red line changes.
<b>Education Requirement:</b>	As degree with 3 years experience or a HS diploma with 5 years experience.
<b>Experience Requirements</b>	This position requires 3-5 years experience.



## DESCRIPTION OF SERVICES

### **SIN 811 002**

Complete Facilities Maintenance This category covers services related to the complete operations, maintenance and repair of federal facilities and could include green maintenance. The following facilities maintenance services can be ordered as stand-alone or in multiple combinations. Services could include, but are not limited to:

- Cemetery Maintenance
- Laundry Services
- Pest control services
- Janitorial/custodial services, to include collection and disposal of refuse and collection and disposal of recycle materials
- Locksmith services
- Plumbing operations & maintenance
- Electrical services to include: High/low voltage systems and maintenance and repair of exterior electrical distribution system
- Maintenance of energy management control systems (EMCS)
- Refrigeration maintenance
- Elevator inspection and maintenance service
- Maintenance of renewable energy systems
- Repair of water tanks
- Fire alarm system preventive maintenance and repair service
- Maintenance support training and consulting services
- Telephone maintenance
- Fire suppression system preventive maintenance and repair services
- Mechanical and operations maintenance & repair of building systems to include: HVAC, boilers, chillers, etc.
- Tree trimming
- Grounds maintenance - to include: Snow removal & landscaping
- Operation and maintenance of water distribution systems and septic systems

The following services are also available as they relate to the maintaining of a federal facility. These services should be utilized in conjunction with the Schedule 03FAC, 003 97 (Ancillary Repair and Alterations) SIN, and can not be ordered stand-alone.

- surface paving as it relates to repair of surface areas
- roof repair (excluding complete roof replacement)
- minor carpentry
- minor masonry
- painting

### **SIN 811 004**

ELECTRICAL, AND ALL UTILITY SERVICES LIMITED TO FACILITY MAINTENANCE SERVICE INCLUDES ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND SUPERVISION NECESSARY TO SUPPLY AND DELIVER FIRM UNINTERRUPTED ELECTRICAL ENERGY, AND UTILITY SERVICES NECESSARY TO MEET THE GOVERNMENT'S NEEDS, RESULTING CONTRACTS COULD BE RESPONSIBLE FOR THE OPERATION, MAINTENANCE, REPAIR, FUTURE UPGRADES, AND FUTURE UTILITY SYSTEM REPLACEMENTS LABOR, MATERIALS, TOOLS, AND EQUIPMENT NECESSARY TO OWN, MAINTAIN AND OPERATE THE UTILITY SYSTEM(S) SHALL MANAGE THE MAINTENANCE, REPAIRS, REPLACEMENT, ETC., OF THE SYSTEM(S) TO ENSURE CONTINUOUS, ADEQUATE, AND DEPENDABLE SERVICE FOR EACH GOVERNMENT OR TENANT. INCLUDING, ELECTRICAL, ALL TYPES OF CABLING, TELEPHONE, GAS AND WATER

UTILITY SERVICE, DRINKING WATER AND WASTE WATER SERVICES. PROCUREMENT OF NATURAL GAS AND/OR ELECTRICITY AND OTHER ENERGY RELATED SERVICES REFER TO THE ENERGY MANAGEMENT SCHEDULE.

**SIN 811 005**

REFRIGERATION, HEATING, VENTILATION, AIR CONDITIONER, BOILER AND CHILLER HVAC MAINTENANCE SERVICES RELATED TO PROVIDING HEATING AND VENTILATION SERVICES. SERVICE COULD INCLUDE, BUT ARE NOT LIMITED TO, CLEANING; AIR BALANCING; RESTORATION AND DE-CONTAMINATION OF HVAC SYSTEMS OR ANY COMBINATION OF PROVIDING PLANT EQUIPMENT; MATERIALS; TOOLS; TRANSPORTATION; SUPERVISION; LABOR TO PERFORM ALL REPAIRS; PERIODIC PREVENTATIVE MAINTENANCE (PPM); AND EMERGENCY SERVICE WORK CALLS TO ENSURE CONTINUAL OPERATIONS OF REFRIGERATION; HEATING; VENTILATION; AIR CONDITIONER; BOILER; GEOTHERMAL HEAT PUMP SYSTEMS; RENEWABLE ENERGY SYSTEMS; AND BOILER AND CHILLER SYSTEMS.